

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 24, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-25981 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA PARALYZED VETERANS OF AMERICA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.15 acres at 704 South Jones Boulevard (APN 138-36-316-006), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest/Support Postcards and Support Letter

Motion made by VICKI QUINN to Deny

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-SAM DUNNAM, DAVID STEINMAN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated the applicant is seeking to convert the existing building into an office and will reduce the existing garage to accommodate

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parking and increase maneuverability. He noted the requested waiver is acceptable and recommended approval.

TOM GIPFORD, 4695 Mantilla, appeared on behalf of the applicant and requested clarification of staff's requests regarding the north side of the property.

MR. RANKIN stated the applicant's submitted landscape plan indicated the north side of the property meets the City's landscaping requirements. MR. GIPFORD asked for the reason why staff had requested landscaping along the northern property line and MR. RANKIN explained that staff encouraged as much landscaping as possible. MR. GIPFORD stated landscaping along the northern property line was possible, but he would prefer not having to install it. When MR. RANKIN explained that requesting a waiver of the landscaping would require withdrawing the application and submitting a new application, MR. GIPFORD chose to move forward with the current application.

MR. GIPFORD informed COMMISSIONER STEINMAN that the handicapped space was one of two spaces in the back of the property and a regular parking space would be in front of the building.

TODD FARLOW, 240 North 19th Street, stated landscaping is needed on the property and encouraged the applicant to imitate the attractive office conversions that have already taken place in the area.

MR. GIPFORD informed COMMISSIONER TRUESDELL that the applicant was currently operating in the location. He stated the applicant holds fundraisers and provide to assist paralyzed veterans with home remodeling and wheelchairs. MR. GIPFORD stated the building is staffed by two people with occasional supervision visits from two other veterans.

MR. GIPFORD explained that the applicant had not realized the building had not been converted to a commercial structure when the property was purchased and was seeking to correct the situation.

COMMISSIONER EVANS expressed his alarm with the project and stated it does not meet the standards for his approval. In response, MR. GIPFORD described in detail the ten-foot landscape buffer along the street. COMMISSIONER EVANS also expressed concern that the building has no handicapped access, pointing out the applicant claimed they were providing services to paralyzed veterans.

COMMISSIONER QUINN expressed concern with the lack of handicapped access to the building and stated she could not support the application.

CHAIRMAN GOYNES declared the Public Hearing closed.